

2

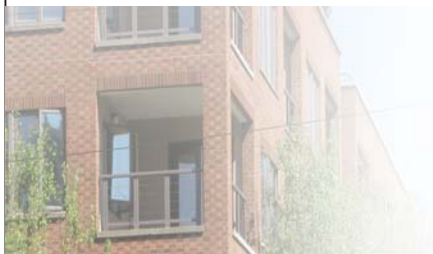
STATION 2

Code Adoption Process

STAFFED BY MARK TROXEL

Timeline

- **Completion of Market and Development Feasibility Analysis of the Broadway Neighborhood Business District and Community Meeting (December, 2003)**
- **Advisory Group Discussions (February to May 2004)**
- **Public Workshop (May 24, 2004)**
- **City departments develop proposed code/zoning amendments based on community feedback**
- **Mayor introduces legislation to Council (anticipated Summer 2004)**
- **Council receives Mayor's recommendations and may begin its consideration (schedule to be determined by the Council)**
- **Council consideration includes public hearing (hearing date will be announced 30 days in advance)**
- **Full Council vote, after its full consideration**
- **Mayor signs the approved legislation**



Revitalizing Broadway Community Open House



City of Seattle
Gregory J. Nickels, Mayor

Office of Economic Development ■ *Jill Nishi, Director*
Department of Planning and Development ■ *Diane Sugimura, Director*
P.O. Box 34019, Seattle WA 98124 ■ (206) 233-0079

2

STATION 2

Residential Parking

STAFFED BY MARK TROXEL

Current Residential Parking Requirement:	1.1 to 1.5 spaces per unit
Estimated Demand for Parking:	.8 spaces per unit
<u>Proposed Parking Requirement:</u>	<u>.8 spaces per unit</u>

Minimum Parking Requirement is Too High

- New information from the 2000 Census shows 0.8 “vehicles per household” in the Capitol Hill Urban Village area, meaning that the current minimum parking requirement exceeds anticipated demand by .3 to .7 spaces.
- The cost of building one parking space can be from \$5,000 to \$30,000 depending on land costs and type of construction. A parking space can account for 12 percent of per unit costs in an urban infill project.

Factors to Consider when Establishing Parking Requirements

- **Availability of Transportation Alternatives.** Broadway has excellent bus service, a wide variety of neighborhood-serving goods and services, several institutions, including Seattle Central Community College, and will likely be served by Light Rail.
- **On-Street Parking Supply.** The on-street parking supply in the Broadway area is used by commuting students and employees, current residents, and businesses. Much of the on-street supply is managed with meters and Residential Parking Zones (RPZs). New construction is required to provide parking to serve its own uses and cannot be required to solve an existing parking shortage. The cost of building one parking space can be from \$5,000 to \$30,000 depending on land costs and type of construction. A parking space can account for 12 percent of per unit costs in an urban infill project.



Revitalizing Broadway Community Open House



City of Seattle
Gregory J. Nickels, Mayor

Office of Economic Development ■ Jill Nishi, Director
Department of Planning and Development ■ Diane Sugimura, Director
P.O. Box 34019, Seattle WA 98124 ■ (206) 233-0079